



City of El Cajon

Planning Commission Agenda

**Tuesday, November 16, 2021 Meeting
7:00 PM**

ANTHONY SOTTILE, Chair
DARRIN MROZ, Vice Chair
PAUL CIRCO
REBECCA POLLACK-RUDE
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, November 16, 2021. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742 as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of October 5, 2021

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Mollison Market Off-Sale Alcohol
Request:	Add off-sale alcohol (Type 20) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN
Project Number(s):	Conditional Use Permit (CUP) No. 2021-0003
Location:	725 South Mollison Avenue
Applicant:	ABC Design (Rick Trepte); 619-992-6337
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Open the public hearing; and 2. Continue the public hearing to a date uncertain.

Agenda Item:	3
Project Name:	Quick Trip Inc. Propane Tank
Request:	Construct a 10-foot tall propane tank
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Minor Amendment (MA) No. 2021-0005
Location:	596 North Mollison Avenue
Applicant:	Cabrera and Associates; 619-588-4307
Project Planner:	Spencer Hayes, 619-441-1656; shayes@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order, approving the MA No. 2021-0005 subject to conditions.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, November 29, 2021 at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	4
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment No. ZCA-2021-0002
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Spencer Hayes; shayes@elcajon.gov ; 619-441-1656 Alfonso Camacho; acamacho@elcajon.gov ; 619-441-1782
City Council Hearing Required?	Yes December 14, 2021
Recommended Actions:	5. Conduct the public hearing; and 6. MOVE to adopt the next resolution in order, recommending City Council approval of the proposed Zoning Code Amendment NO. ZCA-2021-0002.

4. OTHER ITEMS FOR CONSIDERATION

Review and concurrence of proposed 2022 Planning Commission meeting schedule

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to December 7, 2021 at 7 p.m.